

Identification of the area

Name or Designation: **Area 40:** Central District; Rainier Valley; South First Hill (Madrona and Leschi), Beacon Hill; Mount Baker.

Boundaries: Area 40 boundaries are East Spruce Street to the North; Lake Washington to the East; South Graham Street to the South; Interstate 5 to the West.

Maps: A general map of the area is included in this report. More detailed Assessor's maps are located on the 7th floor of the King County Administration Building.

Area Description:

The northern portion of area 40 contains neighborhood 10 (Central District, Little Saigon), neighborhood 20 (Central District) and neighborhood 30 (Leschi, Judkins Park).

The Urban Village developments are within the location of 23rd and Jackson, 23rd and Union, and along the major arterial streets of 12th Avenue, 14th Avenue, Boren, Yesler Way, South Jackson Street, Rainier Avenue South, Martin Luther King Junior Way South, and South Dearborn Street. This area is heavily urbanized consisting of retail stores, small offices, churches, daycare, small private schools, franchise fast-food restaurants, multi-family apartments and condominiums. It is progressively transforming from an older declining area to a rehabilitated area, steadily changing in moderate pace, as financing becomes more readily available to property owners.

The Central District has strong neighborhood based action groups and in cooperation with the City of Seattle they are in the process of revitalizing the community. Community development corporations are implementing development in accordance with their plans by private market activity in both housing and the commercial sector. The challenges ahead will include the ability to successfully implement urban village type development, job creation, and housing to capture a greater market share of residents' retail consumer spending. Revitalization and redevelopment strategies have been aiding in the reorganization of investment in community assets to increase local business development, employment opportunities and livability within the community.

Lowe Enterprises Northwest purchased the former Wonder Bread Bakery site in the Central District on south Jackson Street between 17th and 29th Avenue South. Lowe's proposed project will include apartments, condos, and office space with ground floor retail space. The Pratt Fine Arts Center purchased a full block from Lowe's where it will build a new art center more than twice its current size.

Their plan is to build the Northwest's largest center for working studio artists funded by a \$2.1 million challenge grant from the Jon and Mary Shirley Foundation.

The Thistledown Building is now complete and houses women's services, counseling and other tax exempt activities. This facility offers a multifaceted community center as well as commercial office space.

Also, Yesler Terrace is completing construction on a new community center building and plans have been made for a total redevelopment of this entire low income project.

The southern portion of area 40 contains neighborhoods 40 (Beacon Hill), 50 (Mount Baker, Rainier Valley), 60 (Rainier Valley, Columbia City) and 70 (Rainier Beach).

Major business arterials in this area are Rainier Avenue South, North Beacon Avenue and Martin Luther King Junior Way S. The commercial buildings located along Rainier Avenue South and Martin Luther King Junior Way S; primarily consist of retail, small offices, daycare, restaurants, franchise fast food, multi-family and apartments. The majority of Industrial zoned land is in the southwestern section near the southern city limits between Interstate 5 and Martin Luther King Junior Way S. The Jefferson Park Golf Course is located west of Martin Luther King Junior Way S. Lake Washington Boulevard is predominately residential with the recreational areas of Colman Park, Seward Park and Mount Baker Park located on the Lake Washington shores. The Puget Sound Veterans Administration Hospital is located off of Beacon Avenue South.

Commercial and industrial activities are predominately in the Valley neighborhoods including Rainier Avenue, Genesee Street, Martin Luther King Junior Way S., Graham Street and Columbia City. All have undeveloped or underdeveloped land and offer potential for development. This area is slowly and progressively revitalizing its neighborhoods after a long period of decline. Construction of the new 10,000 square foot King County Branch Library on Beacon Hill and expansion of the Rainier Beach Branch Library have recently been completed.

Mapes Creek Walkway in Rainier Beach was developed as a result of local community involvement. The walkway connects various residential neighborhoods to shopping and other community facilities. Development of a public plaza at Henderson Street and Rainier Avenue is also in process. In north Rainier Valley the Department of Parks and Recreation will design and development a pedestrian pathway along the shoulder of Cheasty Boulevard.

The Seward Park Estates Apartments located in Rainier Beach will be renovated. Public and private funding of more than 2.2 million dollars will transform it into affordable housing. A fitness center, daycare and 24-hour security is planned

A town center in Rainier Beach has been proposed and would be called "Beach Square". It would be expected to revitalize the commercial core of Rainier Beach. This town center will include a new King County Metro layover facility but there are no construction starts yet.

Sound Transit has secured nearly 400-property interests in the Rainier Valley for construction of the light rail, due for completion in early 2009. The widening of MLK Jr. Avenue is complete as far south as Graham Street and construction of the center tracks for the light rail has begun as well as some of the stations. Construction impacts will be felt mostly in Rainier Valley. A twin bore tunnel is being excavated under Beacon Hill. This tunnel will connect downtown to Rainier Valley.

Five light rail stations are planned for Rainier Valley. These stations are being built along Martin Luther King Junior Way S. A station at Edmonds Street will be next to the Seattle Housing Authority's, Rainier Vista Housing complex, providing opportunities to enhance the commercial and pedestrian-friendly character of the Columbia City neighborhood.

A station at Henderson will accommodate the pedestrian walkway to Rainier Beach and will encourage additional market rate multi-family housing. The McClellan station will offer an opportunity to create a mixed-use neighborhood center and increase the retail and multi-family housing supply. Planners are focused on condensing activity within walking distance of major transit stops, thus reducing vehicle traffic. Apartments mixed with single-family housing, restaurants, dry cleaners, grocery stores and bank branches will be within a few blocks of each other. Such high-density living is intended to provide a built-in base of transit users. A moratorium has been in effect to prevent the construction of new, or the expansion of existing, auto-oriented uses until station area planning is done.

The Beacon Hill station is being constructed as well as the elevator and tunnel to connect commuters with the light rail trains which will run to King Street station and south down the length of Rainier Valley. This station will offer an opportunity to create a mixed use neighborhood center in the Beacon Hill retail area.

The Rainier Court Associates low income project dominates the lower Rainier Avenue area near Estelle Street. This mixed use seven story project contributes to the urban village concept anchored by Safeway, Hollywood Video and other existing strip retail. Other low income projects include Gamelin House, Othello Station, New Holly and Rainier Vista which are being constructed on Martin Luther King Jr. Way.

City of Seattle Department of Design Construction and Land Use is in the planning stages of changing Single Family 5000 (SF 5000) zoning, at strategic locations on North Beacon Hill, to Neighborhood Commercial/Residential 40 (NC2/R40) zoning. This would be to encourage additional mixed-use commercial and residential development within North Beacon Hill's retail core.

Physical Inspection Identification:

Neighborhood 40-60 (Columbia City, Rainier Valley) was physically inspected for the 2005 assessment year.

Scope of Data

Land Value Data:

There were 21 vacant land sales considered in Area 40 with sales dates from 8/8/2002 to 12/15/2004. Ten of these sales were 2004 sales. Sales information is obtained from excise tax affidavits and reviewed initially by the Accounting Division Sale Identification Section. Sales information is analyzed and investigated by the appraiser to determine if they are market transactions. Sales in Area 25 to the north were considered as well as residential sales on commercially zoned land. These sales were given primary consideration for valuing land as of 1/1/2005 for taxes payable in 2006.

Sales Analysis by Neighborhood

Area 40-10: Central District, Little Saigon

Neighborhood 10 boundaries are E. Spruce St. to the North, 23rd Avenue South to the east, Interstate 90 to the South and Interstate 5 to the West.

All land sales in this area were analyzed and five were considered market sales. Land values in this neighborhood remain relatively unchanged except for an increase of 17% to L-3 zoned property to reflect the indicated market trend. The table below represents the 2005 estimated land values and shows the price per square foot of market sales in each zone.

AREA NEIGHBORHOOD	ZONING	2005 \$ PER SF VALUE	SALES \$ PER SF
40-10	C1-65	\$15-60	
40-10	C2-40	\$20	
40-10	C2-65	\$20-45	\$20.20
40-10	IC-65	\$18-55	\$24.98
40-10	L-1	\$5-50	
40-10	L-2	\$5-20	
40-10	L-2/RC	\$25	
40-10	L-3	\$10-30	\$44.27, \$45.57, & \$54.16
40-10	L-3/RC	\$25	
40-10	LDT	\$15	
40-10	MR	\$20-40	
40-10	NC1-30	\$15	
40-10	NC1-40	\$25	
40-10	NC2-40	\$20	

40-10	NC3-40	\$20-30
40-10	NC3/R40	\$20
40-10	NC3-65	\$25-65
40-10	SF-5000	\$15

Area 40-20: Central District

Neighborhood 20 boundaries are E. Spruce Street to the north, 31st Avenue South to the East, Interstate 90 to the south, and 24th Avenue South to the west.

All land sales in this area were analyzed and three were considered being market sales.

Land values in this neighborhood remain relatively unchanged except for a 17% increase to L-3 zoned land to reflect the indicated market trend. The table below represents the 2005 estimated land values and the price per square foot of market sales in each zone.

AREA NEIGHBORHOOD	ZONING	2005 \$ PER SF VALUE	SALES \$ PER SF
40-20	C1-40	\$30	
40-20	C1-65	\$30	
40-20	C2-40	\$15	
40-20	C2-65	\$10-25	
40-20	L-1	\$10-30	
40-20	L-2	\$10-30	\$20.46
40-20	L-3	\$10-30	
40-20	L-4	\$25-30	
40-20	LDT	\$8-16	\$17.44 & \$60.61
40-20	NC1-30 / NC1-40	\$15/25	
40-20	NC2-40	\$15-25	
40-20	NC3-65	\$20-30	
40-20	SF-5000	\$10-30	

Areas 40-30: Leschi, Judkins Park

The boundaries for neighborhood 30 are E. Spruce Street to the North, Lake Washington to the East, Interstate 90 to the South and 31st Avenue South to the West.

There was no market evidence to indicate a change in the land values in Area 40-30 except for waterfront land on Lake Washington. There was one sale on an L-3 (Multi-Family) zoned land which sold in 2004 for \$23,000 / waterfront foot. This sale is supported by other similar waterfront property in northern and southern Geo-Areas.

Land values in this neighborhood remained unchanged except for the waterfront parcels on Lake Washington. The table below represents the 2005 estimated land values.

AREA NEIGHBORHOOD	ZONING	2005 \$ PER SF VALUE	SALES \$ PER SF
40-30	NC1-30	\$15-20	
40-30	NC1-40	\$20-67	
40-30	L-1	\$45-50	
40-30	L-2	\$15	
40-30	L-3	\$20-142	\$23,000 / Waterfront Foot
40-30	L-3 RC	\$83	
40-30	SF-5000	\$10-40	

Area 40-40: Beacon Hill

Neighborhood 40 boundaries are Interstate 90 to the North, Valentine Place South & 20th Avenue South to the East, Graham Street to the South and Interstate 5 to the West. All land sales were analyzed and six were determined to be market sales. Land values in this neighborhood remained relatively unchanged. The table below represents the 2005 estimated land values and the price per square foot of market sales in each zone.

AREA NEIGHBORHOOD	ZONING	2005 \$ PER SF VALUE	SALES \$ PER SF
40-40	C1-40	\$10-25	
40-40	L-1	\$10-15	
40-40	L-2	\$7-25	\$12.50 & \$19.66
40-40	L-3	\$15-35	
40-40	MIO-105-L-3	\$5	
40-40	NC1-30	\$10-25	
40-40	NC1-40	\$15-20	
40-40	NC2-40	\$15-30	
40-40	NC2/R40	\$15	
40-40	NC3-40	\$20	
40-40	SF 5000	\$5-15	

Areas 40-50: Mount Baker, Rainier Valley

Neighborhood 50 boundaries are Interstate 90 to the North, Lake Washington to the East, South Hanford Street & South Winthrop Street to the South, Valentine Place South and 20th Avenue South to the West.

There was one sale zoned C1-65 (Commercial) which sold in 2002 for \$37.73 / square foot. There was no market evidence to indicate a change in the land values for neighborhood 40-50. Land values in this neighborhood remained unchanged. The table below represents the 2005 estimated land values.

AREA NEIGHBORHOOD	ZONING	2005 \$ PER SF VALUE	SALES \$ PER SF
40-50	C1-40	\$10-30	
40-50	C1-65	\$17-30	\$37.73
40-50	C2-65	\$10-25	
40-50	LDT	\$7-25	
40-50	NC1-30	\$15	
40-50	NC1-40	\$15-20	
40-50	NC3-65	\$15-25	
40-50	L-1	\$7-17	
40-50	L-2	\$10-17	
40-50	L-3	\$10-17	\$10-17
40-50	L-4	\$15-25	\$15-25
40-50	SF-5000/7200	\$4-43	\$4-43

Area 40-60: Rainier Valley, Columbia City

Neighborhood 60 boundaries are South Winthrop Street, South Hanford Street and South Charleston Street to the North, 43rd Avenue South, 47th Avenue South, and 48th Avenue South to the East, South Graham Street to the South, Cheasty Boulevard, and Beacon Avenue South to the West.

All sales were analyzed and six are considered market sales. Land values in this neighborhood remained relatively unchanged except for some L-2 and L-3 zoned land with local area adjustments to improve equalization. The table below represents the 2005 estimated land values and the price per square foot of market sales in each zone.

AREA NEIGHBORHOOD	ZONING	2005 \$ PER SF VALUE	SALES \$ PER SF
40-60	C1-40	\$7-15	
40-60	C1-65	\$8-20	
40-60	C2-40	\$15	
40-60	C2-65	\$10-20	
40-60	L-1	\$5-7	
40-60	L-2	\$7-20	\$16.00 to \$24.53
40-60	L-3	\$10-30	\$12.11
40-60	L-4 RC	\$12-25	
40-60	LDT	\$5	
40-60	MR	\$5	
40-60	NC1-40	\$10-15	
40-60	NC2-30	\$10	
40-60	NC2-40	\$10-20	\$26.67 & \$49.77
40-60	NC3-40	\$15-20	
40-60	NC3-65	\$15-25	
40-60	SF-5000	\$5-15	\$10.09

Area 40-70: Southeast Lake Washington neighborhood

Neighborhood 70 boundaries are Lake Washington to the North and East, Graham Street to the South, 43rd Avenue South, 47th Avenue and 48th Avenue South to the West.

There was no market evidence to indicate a change in the land values in Area 40-70. Land values in this neighborhood remained unchanged. The table below represents the 2005 estimated land values.

AREA NEIGHBORHOOD	ZONING	2005 \$ PER SF VALUE	SALES \$ PER SF
40-70	NC1-30	\$15-20	
40-70	SF-5000/7200/9600	\$5-20	

Land Value Conclusions, Recommendations and Validation:

Land values were estimated based on the Sales Comparison approach. Sales were analyzed based on zoning, size, location and development potential. Changes were made based on recent land sales and to achieve equalization in neighborhoods in accordance with zoning, size and location. In the absence of sales in a neighborhood, sales in other similar neighborhoods were considered. Appraiser judgment prevails in all decisions regarding individual parcel valuation. The appraiser determines which available value estimate may be appropriate and may adjust for particular characteristics and conditions as they occur in the valuation area.

The total land assessed value for the 2004 assessment year for area 40 excluding specialty parcels was \$514,230,460 and the total land assessment value for the recommended 2005 assessment year is \$528,374,758. Application of these recommended values for the 2005 assessment year (taxes payable in 2006) results in a change from the 2004 assessments of plus 2.75%.

Improved Parcel Total Values:

Sales comparison approach model description:

There are 29 improved sales in area 40 that were considered fair market transactions. Their sale dates ranged from 1/2/2002 to 12/17/2004. All sales were verified with a knowledgeable party when possible. Each sale was inspected and the recorded property characteristics adjusted when necessary. The resulting data was stratified according to predominant use, location, age and size in order to establish appropriate ranges of price per square foot of net rentable area to use as guidelines.

Regression

Regression was not used in the revalue of the commercial properties in this area. See report on apartments and condominiums for use of regression models.

Cost approach model description

In those areas where a cost approach was done the Marshall & Swift Commercial Estimator was used. Depreciation was also based on studies done by Marshall & Swift Valuation Service. The cost was adjusted to the western region and the Seattle area. Cost estimates were relied upon in almost every instance of exempt properties including schools, churches, public buildings and government buildings. Cost estimates also served as value indicators for new construction projects.

Cost calibration

The Marshall & Swift Valuation modeling system, which is built in the Real Property Application, is calibrated to the region and the Seattle area.

Income capitalization approach model description

The Income Approach was considered the most reliable approach to valuation in Area 40. Income parameters were derived from the market place through sales and listed for sale information, as well as through market surveys and available publications. Stratification of these parameters of the various property types indicates:

Area 40-10:

PROPERTY TYPE	RENT/SF	VACANCY	EXPENSE	OAR
Retail, Restaurant, Convenience Store, Daycare Center	\$9.00 to \$20.00	5%	10% to 15%	8.00% to 10.00%
Basement- (finished, display), Mezzanines, Balcony, Arcade, Cafeteria	\$3.00 to \$9.00	5%	10%	9.00% to 11.00%
Office Office Medical	\$9.00 to \$20.00	5%	20%	7.50% to 10.00%
Office Mezzanines Office Basement Office Warehouse	\$3.00 to \$9.00	5%	10%	9.00% to 11.00%
Industrial, Manufacturing, Storage Warehouse	\$4.00 to \$12.00	5%	10%	9.00% to 11.00%
Garage Service Repair	\$2.00 to \$16.00	5%	10%	9.00% to 10.00%
Apartment, Multiple Residence Low Rise,	\$6.00 to \$14.00	5%	20% to 25%	7.50% to 9.00%

Area 40-20:

PROPERTY TYPE	RENT/SF	VACANCY	EXPENSE	OAR
Retail, Restaurant, Convenience Store, Daycare Center	\$9.00 to \$20.00	5%	10% to 15%	8.50% to 11.00%
Basement- (finished, display), Mezzanines, Balcony, Arcade, Cafeteria	\$3.00 to \$9.00	5%	10%	9.00% to 11.00%
Office Office Medical	\$9.00 to \$22.00	5%	20% to \$25	8.50% to 10.00%
Office Mezzanines Office Basement Office Warehouse	\$3.00 to \$9.00	5%	10%	9.00% to 11.00%
Industrial, Manufacturing, Storage Warehouse	\$2.00 to \$11.00	5%	10%	9.00% to 11.00%
Garage Service Repair	\$2.00 to \$16.00	5%	10%	9.00% to 10.00%
Apartment, Multiple Residence Low Rise,	\$5.00 to \$12.00	5%	20% to 25%	7.50% to 9.00%

Area 40-30:

PROPERTY TYPE	RENT/SF	VACANCY	EXPENSE	OAR
Retail, Restaurant, Convenience Store, Daycare Center	\$9.00 to \$20.00	5%	10% to 15%	8.50% to 11.00%
Office Office Medical	\$9.00 to \$22.00	5%	20%	8.50% to 10.00%
Garage Service Repair	\$2.00 to \$15.00	5%	10%	9.00% to 10.00%
Apartment, Multiple Residence Low Rise,	\$6.00 to \$14.00	5%	20% to 25%	7.50% to 9.00%

Area 40-40:

PROPERTY TYPE	RENT/SF	VACANCY	EXPENSE	OAR
Retail, Restaurant, Convenience Store, Daycare Center	\$4.00 to \$18.00	5%	10% to 15%	8.50% to 11.00%
Basement- (finished, display), Mezzanines, Balcony, Arcade, Cafeteria	\$3.00 to \$9.00	5%	10%	9.00% to 11.00%
Office Office Medical	\$6.00 to \$20.00	5%	20%	8.50% to 10.00%
Office Mezzanines Office Basement Office Warehouse	\$3.00 to \$9.00	5%	10%	9.00% to 11.00%
Industrial, Manufacturing, Storage Warehouse	\$3.00 to \$11.00	5%	10%	9.00% to 11.00%
Garage Service Repair	\$2.00 to \$16.00	5%	10%	9.00% to 10.00%
Apartment, Multiple Residence Low Rise,	\$5.00 to \$13.00	5%	20% to 25%	7.50% to 9.00%

Area 40-50:

PROPERTY TYPE	RENT/SF	VACANCY	EXPENSE	OAR
Retail, Restaurant, Convenience Store, Daycare Center	\$8.00 to \$18.00	5%	10% to 15%	8.50% to 10.00%
Basement- (finished, display), Mezzanines, Balcony, Arcade, Cafeteria	\$3.00 to \$9.00	5%	10%	9.00% to 11.00%
Office Office Medical	\$9.00 to \$22.00	5%	20%	8.00% to 10.00%
Office Mezzanines Office Basement Office Warehouse	\$4.00 to \$14.00	5%	10%	8.50% to 11.00%
Industrial, Manufacturing, Storage Warehouse	\$4.00 to \$12.00	5%	10%	9.00% to 11.00%
Garage Service Repair	\$2.00 to \$16.00	5%	10%	9.00% to 10.00%
Apartment, Multiple Residence Low Rise,	\$5.00 to \$13.00	5%	20% to 25%	7.50% to 9.00%

Area 40-60:

PROPERTY TYPE	RENT/SF	VACANCY	EXPENSE	OAR
Retail, Restaurant, Convenience Store, Daycare Center	\$8.00 to \$18.00	5%	10% to 15%	8.50% to 11.00%
Basement- (finished, display), Mezzanines, Balcony, Arcade, Cafeteria	\$3.00 to \$9.00	5%	10%	9.00% to 11.00%
Office Office Medical	\$9.00 to \$22.00	5%	20% to \$25	8.00% to 10.00%
Office Mezzanines Office Basement Office Warehouse	\$3.00 to \$9.00	5%	10%	9.00% to 11.00%
Industrial, Manufacturing, Storage Warehouse	\$4.00 to \$12.00	5%	10%	9.00% to 11.00%
Garage Service Repair	\$2.00 to \$16.00	5%	10%	9.00% to 10.00%
Apartment, Multiple Residence Low Rise,	\$5.00 to \$13.00	5%	20% to 25%	7.50% to 9.00%

Area 40-70:

PROPERTY TYPE	RENT/SF	VACANCY	EXPENSE	OAR
Retail, Restaurant, Convenience Store, Daycare Center	\$4.00 to \$18.00	5%	10% to 15%	8.50% to 11.00%
Office Office Medical	\$6.00 to \$18.00	5%	20%	8.50% to 10.00%
Industrial, Manufacturing, Storage Warehouse	\$2.00 to \$7.00	5% to 6%	10%	8.50% to 11.00%
Garage Service Repair	\$2.00 to \$16.00	5%	10%	9.00% to 10.00%
Apartment, Multiple Residence Low Rise,	\$5.00 to \$13.00	5%	20% to 25%	7.50% to 9.00%

Income approach calibration

The models were calibrated after setting base rents by using adjustments based on size, effective age, condition, quality and class of construction, as well as location.

Reconciliation and or validation study of calibrated value models including ratio study of hold out samples.

All parcels were individually reviewed by the area appraiser for correctness of the model application before a final value was selected. All of the factors used to establish value by the model were subject to adjustment. The market rents as established by the income model were used as a guide in establishing the market rental rates used. The market rental rates applied vary somewhat but fall within an acceptable range of variation from the established guideline. The Senior Appraiser reviewed final value selects before posting.

Model Validation**Total Value Conclusions, Recommendations and Validation:**

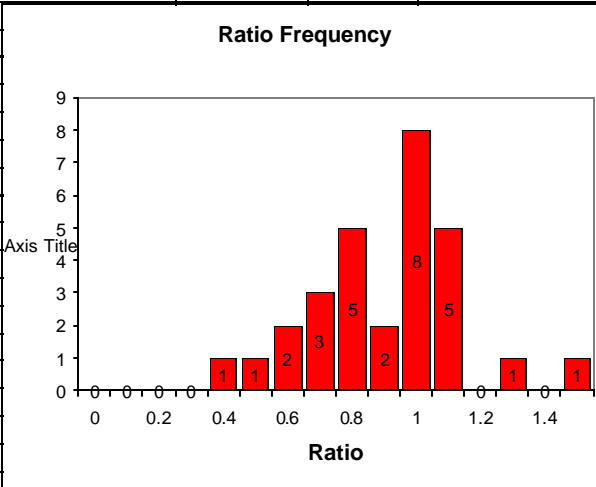
Appraiser judgment prevails in all decisions regarding individual parcel valuation. Each parcel in the physical inspection area was field reviewed and a value selected based on general and specific data pertaining to the parcel, the neighborhood, and the market. The Appraiser determines which available value estimate may be appropriate and may adjust for particular characteristics and conditions as they occur in the valuation area.

The standard statistical measures of valuation performance are presented in the Executive Summary and the 2004 and 2005 Ratio Analysis charts included in this report. Comparison of the 2004 and 2005 Ratio Study Analysis indicates that the weighted mean statistical measure of assessment level went from 88.7% to 94.7%. The Coefficient of Dispersion (COD) went from 20.95% to 10.08%, the Coefficient of Variation (COV) went from 30.34 to 15.06, and the Price-related Differential (PRD) went from .97 to .98. These are well within the IAAO appraisal guidelines for measures of valuation uniformity and equity.

The total assessed value in area 40, for the 2004 assessment year, was \$1,059,718,088 and the total recommended assessed value for the 2005 assessment year is \$1,117,271,258. Application of these recommended values for the 2005 assessment year (taxes payable in 2006) results in an average total change from the 2004 assessments of + 2.43%.

Note: More details and information regarding aspects of the valuations and the report are retained in the working files and folios kept in the appropriate district office.

Improvement Ratio Study (Before Revalue) 2004 Assessments

Quadrant/Crew:	Lien Date:	Date:	Sales Dates:
Central Crew	1/1/2004	4/12/2005	1/2/02 - 12/17/04
Area	Appr ID:	Prop Type:	Trend used?: Y / N
40	DATK	Improvement	N
SAMPLE STATISTICS			
Sample size (n)	29	<div>Ratio Frequency</div>  <p>A histogram showing the frequency of ratios. The x-axis is labeled 'Ratio' and ranges from 0 to 1.4. The y-axis is labeled 'Axis Title' and ranges from 0 to 9. The bars are red with black outlines. The frequencies for each ratio bin are: 0.4-0.5: 1, 0.5-0.6: 1, 0.6-0.7: 2, 0.7-0.8: 3, 0.8-0.9: 5, 0.9-1.0: 2, 1.0-1.1: 8, 1.1-1.2: 5, 1.2-1.3: 1, 1.3-1.4: 1.</p>	
Mean Assessed Value	651,200		
Mean Sales Price	733,900		
Standard Deviation AV	623,150		
Standard Deviation SP	452,491		
ASSESSMENT LEVEL			
Arithmetic mean ratio	0.858		
Median Ratio	0.914		
Weighted Mean Ratio	0.887		
UNIFORMITY			
Lowest ratio	0.3427		
Highest ratio:	1.6824		
Coefficient of Dispersion	20.95%		
Standard Deviation	0.2604		
Coefficient of Variation	30.34%		
Price-related Differential	0.97		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.744		
Upper limit	0.973	These figures reflect measurements before posting new values.	
95% Confidence: Mean			
Lower limit	0.764		
Upper limit	0.953		
SAMPLE SIZE EVALUATION			
N (population size)	795		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.2604		
Recommended minimum:	96		
Actual sample size:	29		
Conclusion:	Uh-oh		
NORMALITY			
Binomial Test			
# ratios below mean:	14		
# ratios above mean:	15		
z:	0		
Conclusion:	Normal*		
*i.e., no evidence of non-normality			

Improvement Ratio Study (After Revalue) 2005 Revalue

Quadrant/Crew:	Lien Date:	Date:	Sales Dates:																													
Central Crew	1/1/2005	4/12/2005	1/2/02 - 12/17/04																													
Area	Appr ID:	Prop Type:	Trend used?: Y / N																													
40	DATK	Improvement	N																													
SAMPLE STATISTICS																																
Sample size (n)	29	<div><div>Ratio Frequency</div><table><thead><tr><th>Ratio</th><th>Frequency</th></tr></thead><tbody><tr><td>0.6-0.7</td><td>1</td></tr><tr><td>0.7-0.8</td><td>1</td></tr><tr><td>0.8-0.9</td><td>2</td></tr><tr><td>0.9-1.0</td><td>6</td></tr><tr><td>1.0-1.1</td><td>12</td></tr><tr><td>1.1-1.2</td><td>5</td></tr><tr><td>1.2-1.3</td><td>2</td></tr><tr><td>0.5-0.6</td><td>0</td></tr><tr><td>0.4-0.5</td><td>0</td></tr><tr><td>0.3-0.4</td><td>0</td></tr><tr><td>0.2-0.3</td><td>0</td></tr><tr><td>0.1-0.2</td><td>0</td></tr><tr><td>0.0-0.1</td><td>0</td></tr></tbody></table></div>			Ratio	Frequency	0.6-0.7	1	0.7-0.8	1	0.8-0.9	2	0.9-1.0	6	1.0-1.1	12	1.1-1.2	5	1.2-1.3	2	0.5-0.6	0	0.4-0.5	0	0.3-0.4	0	0.2-0.3	0	0.1-0.2	0	0.0-0.1	0
Ratio	Frequency																															
0.6-0.7	1																															
0.7-0.8	1																															
0.8-0.9	2																															
0.9-1.0	6																															
1.0-1.1	12																															
1.1-1.2	5																															
1.2-1.3	2																															
0.5-0.6	0																															
0.4-0.5	0																															
0.3-0.4	0																															
0.2-0.3	0																															
0.1-0.2	0																															
0.0-0.1	0																															
Mean Assessed Value	694,900																															
Mean Sales Price	733,900																															
Standard Deviation AV	496,852																															
Standard Deviation SP	452,491																															
ASSESSMENT LEVEL																																
Arithmetic mean ratio	0.927	<div>These figures reflect measurements after posting new values.</div>																														
Median Ratio	0.969																															
Weighted Mean Ratio	0.947																															
UNIFORMITY																																
Lowest ratio	0.5514																															
Highest ratio:	1.1818																															
Coefficient of Dispersion	10.08%																															
Standard Deviation	0.1397																															
Coefficient of Variation	15.06%																															
Price-related Differential	0.98																															
RELIABILITY																																
95% Confidence: Median																																
Lower limit	0.880																															
Upper limit	0.987																															
95% Confidence: Mean																																
Lower limit	0.876																															
Upper limit	0.978																															
SAMPLE SIZE EVALUATION																																
N (population size)	795																															
B (acceptable error - in decimal)	0.05																															
S (estimated from this sample)	0.1397																															
Recommended minimum:	30																															
Actual sample size:	29																															
Conclusion:	Uh-oh																															
NORMALITY																																
Binomial Test																																
# ratios below mean:	11																															
# ratios above mean:	18																															
z:	1.114172029																															
Conclusion:	Normal*																															
*i.e., no evidence of non-normality																																

Improvement Sales Used for Area 40

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
040	010	332000	0350	3,060	1988186	\$700,000	09/11/03	\$228.76	SURE - FIT SEAT COVERS	C1-65	1	Y	
040	010	332000	0430	13,158	2028766	\$1,965,000	03/31/04	\$149.34	OFFICE W/APT	NC3-40	1	Y	
040	010	332000	0500	5,310	1907341	\$1,300,000	08/08/02	\$244.82	VACANT RETAIL STRIP	C1-65	2	26	Imp changed after sale; not in ratio
040	010	713280	0030	4,676	2021704	\$456,800	02/26/04	\$97.69	VET CLINIC	IC-65	2	Y	
040	010	713380	0205	7,368	1898487	\$915,000	07/18/02	\$124.19		IC-65	3	Y	
040	010	817010	0250	8,955	1929128	\$930,000	12/19/02	\$103.85	OFFICE/WAREHOUSE	NC3-65	2	Y	
040	010	982670	0450	4,613	2087076	\$1,050,000	11/29/04	\$227.62	MEDINA CHILDRENS SERVICE	L-3	1	Y	
040	020	374050	0080	2,760	1875329	\$275,000	03/20/02	\$99.64	GROCERY STORE	NC2-40	1	Y	
040	040	057000	0330	12,484	2058323	\$1,000,000	07/23/04	\$80.10	WHSE / OFC	NC2-40	1	Y	
040	040	059700	0640	5,278	1994145	\$565,000	09/30/03	\$107.05	RETAIL / APTS	NC2-40	1	Y	
040	040	367740	0205	2,184	1903810	\$370,000	08/14/02	\$169.41	JANE'S MART	NC2-40	1	Y	
040	050	000360	0029	1,670	1954018	\$290,000	04/24/03	\$173.65	COSMETIQUE	NC1-40	1	26	Imp changed after sale; not in ratio
040	050	000360	0031	4,590	2054603	\$250,000	07/06/04	\$54.47	MT BAKER CLEANERS	NC1-40	1	Y	
040	050	092404	9007	40,726	2062096	\$2,000,000	08/11/04	\$49.11	BELSHAW BROTHERS MFG	C1-65	3	Y	
040	050	149830	2560	4,026	1908434	\$305,000	08/29/02	\$75.76	STORAGE WAREHOUSE	C1-65	1	Y	
040	050	159460	0285	16,769	1923467	\$1,325,000	11/19/02	\$79.01	RESTAURANT/TAVERN	C1-65	1	Y	
040	050	182230	0020	10,136	2062093	\$1,000,000	08/11/04	\$98.66	MACHINE SHOP	C1-65	4	Y	
040	050	388190	0470	4,400	2018272	\$380,000	02/11/04	\$86.36	SEATTLE TIMES DIST	C1-65	1	Y	
040	050	754830	0985	583	1861354	\$210,000	01/02/02	\$360.21	TERIYAKI HOUSE	C1-65	1	Y	
040	050	754830	1085	5,640	2087161	\$865,000	11/12/04	\$153.37	DEVAC-CHAMBERLAIN WINDOWS	C1-65	1	Y	
040	060	160460	1475	2,020	2084031	\$350,000	11/12/04	\$173.27	MEDICAL-DENTAL OFFICE	C1-40	1	Y	
040	060	170290	0855	3,724	2074285	\$600,000	10/01/04	\$161.12	Retail Store & Pet Elegance	NC3-40	1	Y	
040	060	170290	1070	2,636	1944152	\$285,000	03/06/03	\$108.12	RAINIER CAFE	NC3-40	1	26	Imp changed after sale; not in ratio
040	060	170290	1075	4,690	2018434	\$675,000	02/06/04	\$143.92	RETAIL	NC3-40	1	Y	
040	060	170290	1650	5,320	2052002	\$525,000	06/30/04	\$98.68	MISC RETAIL & APTS	NC3-40	1	Y	
040	060	333050	1050	5,040	1977053	\$330,000	07/25/03	\$65.48	RAINIER BOXING GYMNASIUM	NC2-40	1	Y	
040	060	333050	1056	8,288	1876362	\$420,000	03/23/02	\$50.68	RETAIL STORE/ MULTI RES LOW R	NC2-40	1	29	Seg/merge after sale; not in ratio
040	060	333050	1310	3,280	1997597	\$360,000	10/20/03	\$109.76	MISC RETAIL BLDG	NC2-40	1	Y	
040	060	333050	1590	18,330	2012399	\$1,025,000	01/07/04	\$55.92	MIXED USE RETAIL/OFFICE/APT	NC2-40	4	Y	
040	060	392990	0015	4,000	2077271	\$850,000	10/15/04	\$212.50	Burdicks Security Co	NC2-40	1	26	Imp changed after sale; not in ratio
040	060	564960	0061	1,612	2094111	\$611,000	12/17/04	\$379.03	Medical Clinic	NC2/R-4	1	Y	
040	060	795030	1850	4,299	1954952	\$610,000	04/28/03	\$141.89	VACANT LOT/DAY CARE/RETAIL	NC2/R-4	3	Y	
040	060	811310	0425	5,249	2004005	\$710,000	11/18/03	\$135.26	LIQUOR STORE	C1-65	1	Y	
040	060	983520	0170	1,597	1876455	\$550,000	03/27/02	\$344.40	EMPIRE WELDING	C1-40	1	34	Use-change after sale; not in ratio
040	070	558320	0855	9,345	1898421	\$925,000	07/18/02	\$98.98	RETAIL	NC1-30	1	Y	

